







BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

January 20, 1987

Andrew Lapayowker, Esquire  
P.O. Box 1168  
Baltimore, Maryland 21203

RE: Petitions for Zoning Variance:

SW/cor. of York Road and Stevenson Lane  
(7210 York Road) 9th Election District  
Crown Stations, Inc., Case No. 87-292-A

S/S Baltimore National Pike, 250' W Charing Cross Road  
(5217 Baltimore National Pike) 1st Election District  
Crown Stations, Inc., Case No. 87-293-A

NW/cor. Frederick Road and Delrey Avenue  
1st Election District  
Crown Stations, Inc., Case No. 87-294-A

Dear Mr. Lapayowker:

Enclosed please find a copy of the decision rendered in the above-referenced cases. Your Petitions for Zoning Variance have been Granted in accordance with the attached Orders.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: B. F. Mannion, Real Estate Representative  
Crown Central Petroleum Corporation  
1 N. Charles Street  
Baltimore, Maryland 21201

People's Counsel

IN RE: PETITION FOR ZONING VARIANCE \*  
NW/cor. Frederick Road and \*  
Delrey Avenue \*  
1st Election District \*  
Residuary Trust Under Will \*  
of Milton Schwaber \*  
Petitioner \*

BEFORE THE \*  
DEPUTY ZONING COMMISSIONER \*  
OF BALTIMORE COUNTY \*  
Case No. 87-294-A \*

The Petitioner herein requests a variance to permit a replacement, free-standing, double-faced identification sign of 181.3 sq.ft. in lieu of the permitted 100 sq.ft.

Evidence proffered by the attorney for the Petitioner indicated that the above-referenced site is occupied by an existing Crown Service Station using a free-standing identification sign of 140 sq.ft. (both sides) mounted on a single pole. As a part of the process of renovating the site and installing new landscaping, a new style, twin column replacement sign is proposed. An identical Crown logo will be used and the price boxes will be increased slightly, all as indicated on the plan submitted, prepared by Richard R. Morris, revised 11/6/86 and identified as Petitioner's Exhibit 1. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20<sup>th</sup> day of January, 1987, that the herein request for a variance to permit a replacement, free-standing, double-faced identification sign of 181.3 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED from and after the date of this Order.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING

Date 1/20/87  
By Betty J. Johnson

87-294-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
10th day of December, 1986

ARNOLD JABLON  
Zoning Commissioner

Petitioner Residuary Trust Under  
Petitioner's Will of Milton Schwaber  
Attorney Andrew Lapayowker, Esquire

Received by: James E. Dyer

Chairman, Zoning Plans  
Advisory Committee



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

December 15, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 171, 174, 175, 176, 178, 179, 180, 181, 182, 184, 185, 186, and 187.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

1/13 87-294-A



Andrew Lapayowker, Esquire  
Crown Central Petroleum Corporation  
P.O. Box 1168  
Baltimore, Maryland 21203

December 12, 1986

# NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NW/cor. Frederick Rd. and Delrey Ave.  
1st Election District  
Residuary Trust Under Will of Milton Schwaber -  
Petitioner  
Case No. 87-294-A

TIME: 9:30 a.m.

DATE: Tuesday, January 13, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/Corner of Frederick Rd. & : OF BALTIMORE COUNTY  
Delrey Ave., 1st District :  
RESIDUARY TRUST UNDER WILL OF : Case No. 87-294-A  
MILTON SCHWABER, Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 7th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Anthony Lapayowker, Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

## PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-294-A

LOCATION: Northwest Corner of Frederick Road and Delrey Avenue

DATE AND TIME: Tuesday, January 13, 1987, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a free-standing replacement, double-faced I.D. sign of 181.3 square feet in lieu of the permitted 100 square feet

Being the property of Residuary Trust Under Will of Milton Schwaber, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BOUNDARY DESCRIPTION  
Crown Station MD-35  
Frederick Road at Delrey Avenue  
Catonsville, Maryland

Beginning at a point along the northern right-of-way line of Frederick Road South 82° 11' 00" West 46.00 feet from the center line of Delrey Avenue and the northern right-of-way line of said Frederick Road and running:

- 1) South 82° 11' 00" West 107.57 feet to a point, thence
- 2) North 05° 56' 00" West 88.58 feet to a point, thence
- 3) North 81° 35' 00" East 108.72 feet to a point on the western right-of-way line of Delrey Avenue, thence
- 4) South 05° 13' 09" East 89.76 feet binding on the western right-of-way line of Delrey Avenue to a point, thence
- 5) South 43° 49' 14" West 21.30 feet to the point of beginning.

Containing 9,527 sq. ft. Also know as 500 Frederick Road

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 1/15/87 ACCOUNT: 01 615.000

AMOUNT: \$ 700.00

RECEIVED FROM: Crown

FOR: Variance # 179  
Frederick + Delrey  
8205\*\*\*\*\*100002a 106sf

VALIDATION OR SIGNATURE OF CASHIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD., December 25, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 25, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: Lot Date of Posting: 12-23-86

Posted for: Variance

Petitioner: Residuary Trust Under Will of Milton Schwaber

Location of property: NW/Cor. Frederick Rd. and Delrey Ave.

Location of Sign: NW/Corner of Frederick Road and Delrey Ave.

Remarks: See Order

Posted by: [Signature] Date of return: 12-30-86

Number of Signs: 1

Office of  
**PATUXENT**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

December 28, 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

- ☒ Catonsville Times  
☐ Annapolis Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 27 day of December 1986, that is to say, the same was inserted in the issues of

December 25, 1986

PATUXENT PUBLISHING CORP.

By [Signature]



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

January 7, 1987

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Andrew Lapayowker, Esquire  
Crown Central Petroleum Corporation  
P.O. Box 1168  
Baltimore, Maryland 21203

RE: PETITION FOR ZONING VARIANCE  
NW/cor. Frederick Rd. and Delrey Ave.  
1st Election District  
Residuary Trust Under Will of Milton Schwaber - Petitioner  
Case No. 87-294-A

Dear Mr. Lapayowker:

This is to advise you that \$59.70 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

A/jmd



